



**2 The Old Quarry, Grasby,
Barnetby, DN38 6BX**



Book a Viewing!

£425,000

A spacious four bedroom detached family home situated within the sought after village of Grasby, the property is also located within the catchment area Caistor grammar. Occupying an elevated position, the property offers well maintained gardens, a garage and allocated parking. Internally, the accommodation benefits from a range of character features including exposed wooden beams, a feature fireplace with log burner and underfloor heating to selected rooms. The accommodation comprises an entrance hall, living room, conservatory, downstairs WC, kitchen/dining room, downstairs bedroom and utility room. To the first floor are three bedrooms, including a principal bedroom with en-suite and a family bathroom. Viewing is recommended to appreciate the accommodation and setting on offer.



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LOCATION

Grasby is a small and well-regarded village positioned on the edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty known for its rolling countryside and scenic walking routes. The village enjoys a peaceful rural setting while remaining conveniently placed for access to surrounding towns. The nearby market town of Caistor, around 3 miles away, provides a good range of everyday amenities including shops, cafés and schooling, including the well-known Caistor Grammar School which is the top-performing grammar school in the region. Slightly further afield, Market Rasen offers additional facilities, supermarkets and a railway station. Barnetby railway station is approximately 5 miles away. The village is also local to Humberside Airport with links to international flights. The historic city of Lincoln is approximately 25 miles to the south with extensive shopping, dining and cultural attractions. Surrounded by open countryside yet within easy reach of key road links including the A18 and M180, Grasby offers an appealing balance of village living and accessibility.



ACCOMMODATION

HALL

With composite external door to the front elevation, solid oak flooring throughout, storage cupboard, doors off, stairs rising to the first floor, exposed wooden beam and underfloor heating.

LIVING ROOM

20' 5" x 12' 7" (6.22m x 3.84m) With uPVC double glazed windows to the front and side elevations, patio doors into conservatory, feature brick-built fireplace with exposed beams and log burner and underfloor heating throughout.

CONSERVATORY

12' 6" x 12' 7" (3.81m x 3.84m) With solid oak flooring throughout, uPVC double glazed windows surrounding, uPVC double glazed French patio doors to the rear garden and electric storage heaters.

DOWNSTAIRS WC

6' 5" x 3' 5" (1.96m x 1.04m) With vinyl flooring throughout, low level WC, wash hand basin and uPVC double glazed frosted window to the rear elevation.

KITCHEN/DINING ROOM

20' 1" x 6' 7" (6.12m x 2.01m) With laminate flooring throughout, underfloor heating, fitted with a range of wall and base units, integrated Rangemaster cooker with Rangemaster extractor hood over, integrated sink with drainer, integrated Bosch dishwasher, spotlights throughout, exposed wooden beam and uPVC double glazed windows to the rear and side elevations.



UTILITY ROOM

6' 5" x 6' 11" (1.96m x 2.11m) With laminate flooring throughout, underfloor heating, integrated stainless steel sink with drainer, fitted wall and base units, spaces for washing machine and tumble dryer, boiler location and door to the rear elevation.

LANDING

With radiator, uPVC double glazed window to the front elevation and access to loft space.



BEDROOM ONE

20' 5" x 9' 2" (6.22m x 2.79m) With radiator, dual aspect uPVC double glazed windows to the front and side elevations and built-in wardrobe space.

EN-SUITE

8' 9" x 10' 0" (2.67m x 3.05m) With laminate flooring throughout, low level WC, wash hand basin, built-in cupboard space, large walk-in shower and uPVC double glazed frosted window to the side elevation.

BEDROOM TWO

10' 0" x 10' 3" (3.05m x 3.12m) With radiator, uPVC double glazed window to the front elevation and built-in wardrobe space.





BEDROOM THREE

10' 0" x 10' 3" (3.05m x 3.12m) With radiator, uPVC double glazed window to the rear elevation and built-in wardrobe space.

BEDROOM FOUR

10' 3" x 13' 0" (3.12m x 3.96m) With underfloor heating and uPVC double glazed bay window to the front elevation.

FAMILY BATHROOM

6' 5" x 10' 8" (1.96m x 3.25 m) Laminate flooring throughout, low level WC, wash hand basin, integrated cupboard space, panel bath with taps, overhead shower and uPVC double glazed frosted window to the rear elevation.



OUTSIDE

Elevated frontage with steps leading to a solid oak porch, well maintained lawn, surrounding hedging, access to the rear via the side and block paved pathway.

To the rear there is a well maintained lawn area, large paved patio, access to the garage from the rear enclosed by a brick-built wall. All located parking space located in front of the garage.

GARAGE

Electric up-and-over door, power connected and allocated parking space in front.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council .

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.





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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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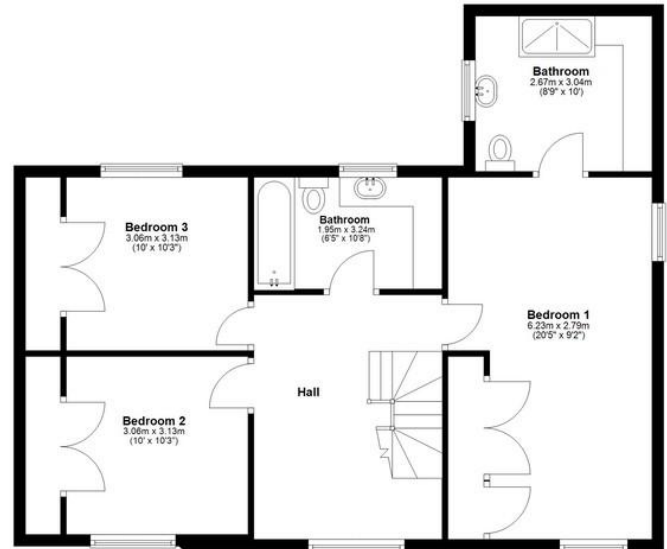
Ground Floor

Approx. 93.0 sq. metres (1000.6 sq. feet)



First Floor

Approx. 75.4 sq. metres (811.4 sq. feet)



Total area: approx. 168.3 sq. metres (1812.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.

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